

woodcockholmes.co.uk



**Woodcock Holmes**  
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**Maple Lodge Gas Lane**  
Peterborough, PE6 0SG  
£1,495



**Maple Lodge Gas Lane  
Peterborough  
PE6 0SG**

**Entrance Hall**

(11'5" x 10'1")  
Laid to wood flooring with walk in Storage cupboard and cupboard under the stairs. Stairs off

**Lounge**

(21'7" x 13'6")  
Laid to wood flooring with feature Gas fire and surround. Bay window to the front

**Dining Room**

(11'6" x 10'11")  
Laid to wood flooring with doors to the rear garden.

**Cloakroom**

(7'1" x 2'7")  
Laid to a tiled flooring and fitted with matching two piece suite consisting of WC and Basin. Window to the side.

**Study**

(11'8" x 11'6")  
Laid to wood flooring with window to the front

**Kitchen**

(19'5" x 13'6")  
Laid to a tiled flooring and fitted with a matching range of base and eye level units. Integrated Double Oven, Hob, Dishwasher, Fridge and Freezer. Ample space for a dining table and chairs.

**Utility Room**

(8'9" x 7'6")  
Laid to a tiled flooring with a fitted range of base level units with spaces for washer, dryer and Fridge Freezer. Door to the side and window to the rear with wall mounted boiler.

**Landing**

(10'3" x 10'7")  
Spacious and laid to carpet with archway window on the stairs overlooking the side.

**Master Bedroom**

(15'3" x 13'8")  
Large double bedroom laid to carpet with built in wardrobes and window to the rear.

**En Suite**

(5'7" x 15'3")  
Laid to a tiled floor and fitted with a matching three piece suite consisting of over sized shower cubical, WC and Basin. Window to the rear and two storage cupboards.

**Bedroom Two**

(15'10" x 13'6")  
Good size double bedroom laid to carpet with window to the front.

**Bedroom Three**

(15'3" x 13'6")  
Good size double bedroom laid to carpet with window to the front.

**Bedroom Four**

(13'8" x 11'10")  
Good size double bedroom laid to carpet with window to the rear.

**Nursery/Second Study**

(15'8" x 5'2")  
Long and thin room ideally suited to a study or an office. Laid to carpet with Velux window to the side

**Family Bathroom**

(9'8" x 9'10")  
Laid to a tiled floor and fitted with a matching 4 piece suite consisting of Shower cubical, Basin, Wc and bath. Window to the side.

**Double Garage**

(21'1" x 19'7")  
Double Garage fitted with light and power.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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Viewings: By appointment  
£1,495